

## OXFORD HISTORIC DISTRICT COMMISSION

### MINUTES

MAY 1, 2023

The regular monthly meeting of the Oxford Historic District Commission was called to order by the Chairman, James Deerin, on Monday, May 1, 2023, at 5:00 p.m., in the meeting room of the Oxford Community Services Building.

Other commission members in attendance were Suzanne Litty, Patricia Ingram, Jennifer Stanley, and Terry Sullivan. Also in attendance was Oxford Town Planner, Maria Brophy.

The minutes of the meeting of April 3, 2023, were approved and accepted as distributed.

The following building permits were reviewed by the commission:

1. Permit #23-36, Bartley Eckhardt and Bonnie Johnson, 102 E. Strand, new Oxford picket fencing, 4' in height, painted white. Mr. Eckhardt presented his application indicating that he would like to install an Oxford style picket fence along the south side of the property from one corner to the other, as well as along the west side and a short distance on the east side. He explained to the members that he would like to use a synthetic wood alternative for the fencing, known as "Acre", which has the look and feel of wood and is made from upcycled rice hulls. Mr. Eckhardt also noted that the material was heavier than cedar and that it could easily be painted. When asked about the existing fence in the rear of his property, Mr. Eckhardt responded that it belonged to his neighbor. Ms. Litty made a motion to approve the request for the installation of a 4' Oxford picket fence, to be painted white, at 102 E. Strand, as shown in the application. The motion was seconded by Mr. Sullivan and unanimously carried with all in favor.
2. Permit #23-40, Cynthia Orem, 101 Benoni Street, change paint color of house, garage, and fencing to light gray. Mrs. Orem was not present at the meeting. Chairman Deerin explained the application noting that Mrs. Orem's house and garage were currently painted beige and presented the members with a piece of wood that was painted the light gray color Mrs. Orem wanted to use on her house and garage, as well as on a section of fencing that surrounds her heat pump. All other colors on the house and garage would remain the same. Mrs. Stanley made a motion that the commission accept the proposal of Mrs. Orem to paint her house, garage, and fencing at 101 Benoni Street to light gray as shown on the sample provided. The motion was seconded by Ms. Litty and unanimously carried.
3. Permit #23-35, Michael Rados and Lisa Beaman, 106 E. Strand, repair old rotten wood and add spouting for drainage and water run-off on 2<sup>nd</sup> floor deck AND Permit #23-37, Deborah Buhles, 106 E. Strand, remove existing knee wall and post wraps on third floor balcony, including installation of new posts for railings, new rubber membrane, new white double aluminum railing and installation of gutter system. Because both permits pertained to the 3 story condo at 106 E. Strand, and were of a similar nature, the commission decided to review each separate permit together. In essence, the owners of the second floor of the building and the owner of the third floor of the building were each replacing their decks. The owners of the first floor of the building had already submitted a similar application, which the HDC had approved, and a permit to begin

the work had already been approved through the town office . Mr. Rados, who presented both the applications submitted, explained that the posts on the first floor still needed to be wrapped but the owners were waiting for the second and third floor projects to be done. Mr. Rados explained that the way in which the decks on the building were originally constructed resulted in the creation of a problem in which water runoff was getting trapped behind the shingles. He noted that the contractor they were working with now explained to the set of owners that by removing much of what was there and replacing the second floor deck, taking off the shingles, along with the knee wall and post wraps on the third floor, and installing new posts and new railing for the third floor, along with adding gutters, the building would then have the proper drainage it needed and would alleviate the runoff gathering behind the shingles. A concept of what the railing and guttering would look like was presented. New shingles, for the front of the second and third floors only, were shown that would match those found on the front of the first floor of the building. The shingles on the side and back of the building would remain as they are now. A rubber membrane would replace the decking and would not be visible from the street. Chairman Deerin pointed out that this was not a contributing, historic structure and that since the presentation was a joint effort, that was treating two separate units, the commission would be treating them both the same since they are essentially the same plans for each floor of the building. Mrs. Stanley made a motion that the commission accept the second and third floor balcony proposals (for permits #23-35 and #23-37) at 106 E. Strand as laid out in the descriptions on each permit application and as written in the PE Moore specifications. The motion was seconded by Ms. Litty and unanimously carried with all in favor.

This concluded the review of building permits.

## **CONSULTATIONS**

A consultation was held with Philip Logan, architect and representative for Timothy Boyle and Anne Ruecktenwald, property owners of 104 N. Morris Street. Mr. Logan explained that the homeowners are looking to renovate their home by constructing a new front porch, along with replacing some of the windows in their home. Mr. Logan provided the members with photos showing a view of the house as it appeared in 1919, which clearly showed that a front porch had been a feature of the home at that time. He added that the owners were looking to replace the porch as close as they could from what was originally there and recentering the front entrance door to create a vestibule, along with adding one sidelight to the door. Plans also call for taking off all the siding on just the front of the house and trimming the corners with either wood or Azek. Depending on the condition of the siding that is found once the existing aluminum siding is removed, the couple may try to use what is there or use Hardiplank siding. Chairman Deerin stated that he was of the opinion that what is being planned is good along with taking it back to the original look of the house though he was concerned with the possible mixing of materials. No further comments were received from other members of the commission.

The commission members next met with David Ober, property owner at 104 Tred Avon Avenue, to discuss his proposed plan to place a small, 100 sq. ft. addition onto his house. He explained that the existing room where he wishes to make the addition currently has 3 windows and that he would like to add another one to it along with a fireplace and new brick chimney that would resemble the existing chimney as found on his home. Chairman Deerin noted that he struggled with Mr. Ober's house in that the front door doesn't face the street and that what struck him with the concept as it was presented is that it would be hard to

see the entrance to where the house as it would end up being behind the small, proposed addition. Mr. Ober responded that it wouldn't be visible only if one were looking at it from the north but that it would be seen coming in from the south. Chairman Deerin stated that it was a workable plan that Mr. Ober had but the commission would need to see the working drawings. He believed it would fit within the existing streetscape, admitting that one couldn't really see the door now anyways and that it would fit with the overall look of the house. He ended with stating that the only thing he had noticed is that the outside wall, where the new fireplace would come out, may look nicer if it had some kind of window there to make the blank wall look nicer and to soften it.

A final discussion was held with Timothy Kearns, residential designer, and representative for Denise Bloomfield. He explained that Ms. Bloomfield's permit for a swimming pool and pool house was recently approved by the town office but that in looking closer at the plans, the property owner wanted to change the scale of the project. The changes to the existing plan would result in a shed dormer being added to the pool house, the structure shifting further back so that it would be within 3' of the rear property line, and the shape of the swimming pool changing into a longer rectangle. Chairman Deerin pointed out that this item was listed on the agenda as a "consultation". Planner Brophy responded that this should have been listed as an amendment to the permit and that the commission members could vote on it as an amendment to the permit application. She added that once Mr. Kearns receives the approval from the HDC Commission he will then have to provide the town office with structural drawings for the town's inspector to look over. Chairman Deerin reiterated what Planner Brophy stated noting that this request was actually an amendment to a previously approved application rather than a consultation and moved that the commission vote to approve an amendment to the existing application for a pool house and pool at 103 Tred Avon Avenue, as described in the pool house site plan dated 4/1/23 consisting of sheets P1 and A1 and MRE and that Mr. Kearns will provide the appropriate, more detailed construction details that are necessary to finalize the amendment. The motion was seconded by Mrs. Litty and unanimously approved with all in favor.

There being to further business, the meeting was adjourned.

Respectively submitted,

Lisa Willoughby

Assistant Clerk

